

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	88.00 %	96.14 %	84	96.45 %	6	4	
% of Funds Disbursed	81.40 %	88.33 %	70	87.93 %	19	17	
Leveraging Ratio for Rental Activities	2.78	5.75	59	4.73	40	34	
% of Completed Rental Disbursements to All Rental Commitments***	91.72 %	77.35 %	33	83.38 %	31	38	
% of Completed CHDO Disbursements to All CHDO Reservations***	25.56 %	70.06 %	82	70.15 %	6	5	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.33 %	78.42 %	44	80.67 %	45	49	
% of 0-30% AMI Renters to All Renters***	16.67 %	39.86 %	77	45.30 %	11	8	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.67 %	92.91 %	71	95.32 %	21	20	
Overall Ranking:			In State:	73 / 92	Nationally:	16 12	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,049	\$34,639		\$26,635	12 Units	5.50 %	
Homebuyer Unit	\$31,271	\$20,710		\$14,938	31 Units	14.10 %	
Homeowner-Rehab Unit	\$31,197	\$27,349		\$20,675	177 Units	80.50 %	
TBRA Unit	\$0	\$2,736		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Downey CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$50,776	\$157,998	\$30,984
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	83.3	38.7	57.6	0.0
Black/African American:	8.3	0.0	0.6	0.0
Asian:	0.0	0.0	3.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	8.3	61.3	37.9	0.0
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HOUSEHOLD SIZE:

1 Person:	41.7	12.9	41.8	0.0
2 Persons:	50.0	12.9	33.3	0.0
3 Persons:	8.3	16.1	6.2	0.0
4 Persons:	0.0	29.0	8.5	0.0
5 Persons:	0.0	16.1	6.2	0.0
6 Persons:	0.0	9.7	3.4	0.0
7 Persons:	0.0	3.2	0.6	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.7	16.1	11.3	0.0
Elderly:	8.3	0.0	57.1	0.0
Related/Single Parent:	25.0	16.1	9.0	0.0
Related/Two Parent:	0.0	64.5	19.2	0.0
Other:	25.0	3.2	3.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.3	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	91.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

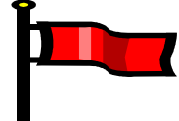
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Downey State: CA Group Rank: 16
 (Percentile)
 State Rank: 73 / 92 PJs Overall Rank: 12
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	91.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	25.56	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	91.67	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.18	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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